120.0	0013	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,200 / 689,200
					USE VALUE:	689,200 / 689,200
					ASSESSED:	689,200 / 689,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CHRISTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRONSKI ROBERT J & JANET M/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	11 CHRISTINE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WRONSKI ROBERT J & JANET M -
Owner 2:	-
Street 1:	11 CHRISTINE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,760 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1385 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8760.000	211,200		478,000	689,200
Total Card	0.201	211,200		478,000	689,200
Total Parcel	0.201	211,200		478,000	689,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.62 | /Parcel: 497.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 77758

GIS Ref

GIS Ref

Insp Date 09/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0008.0

!9337!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,300	0	8,760.	478,000	689,300	689,300	Year End Roll	12/18/2019
2019	101	FV	186,300	0	8,760.	484,800	671,100	671,100	Year End Roll	1/3/2019
2018	101	FV	186,300	0	8,760.	361,900	548,200	548,200	Year End Roll	12/20/2017
2017	101	FV	186,300	0	8,760.	327,700	514,000	514,000	Year End Roll	1/3/2017
2016	101	FV	186,300	0	8,760.	314,100	500,400	500,400	Year End	1/4/2016
2015	101	FV	185,500	0	8,760.	266,300	451,800	451,800	Year End Roll	12/11/2014
2014	101	FV	185,500	0	8,760.	252,600	438,100	438,100	Year End Roll	12/16/2013
2013	101	FV	185,500	0	8,760.	240,300	425,800	425,800		12/13/2012

PRINT

Date	Time
12/10/20	23:49:49

LAST REV

Date	Time
10/01/18	13:54:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRONSKI ROBERT	68034-96		9/16/2016	Convenience	1	No	No		
	16947-59		4/1/1986		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	77758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	PH	Patrick H
3/20/2009	Inspected	372	PATRIOT
1/7/2009	Measured	372	PATRIOT
3/24/2000	Inspected	276	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8760		Sq. Ft.	Site		0	70.	0.78	5									477,959						478,000	

Total AC/HA: 0.20110 | Total SF/SM: 8760 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,959 | Spl Credit | Total: 478,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	259497
Depreciation:	48266
Depreciated Total:	211231

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB		

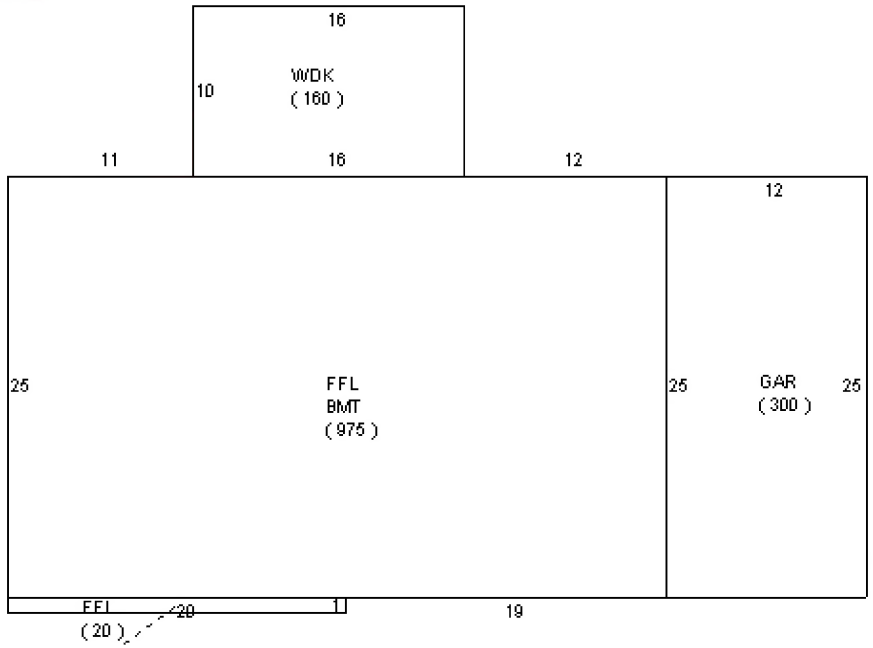
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	86.91
Final Total:	211200	Val/Su SzAd	212.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	995	126.970	126,333
BMT	Basement	975	47.990	46,794
GAR	Garage	300	23.100	6,930
WDK	Deck	160	12.130	1,940

Net Sketched Area:	2,430			Total:	181,997
Size Ad	995	Gross Are	2430	FinArea	1385

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

120.0-0013-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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